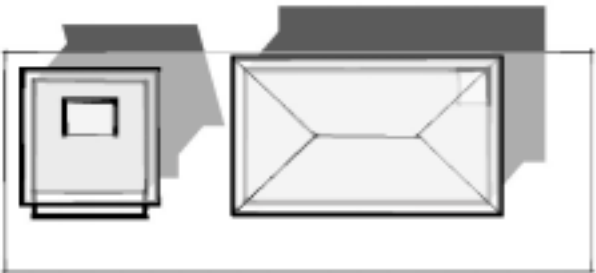
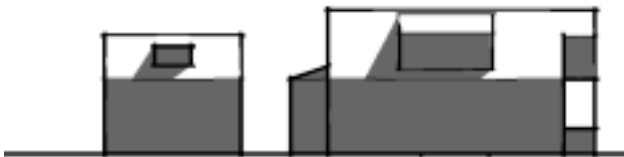


Potential Detached ADU Development Standards and Design Guidelines

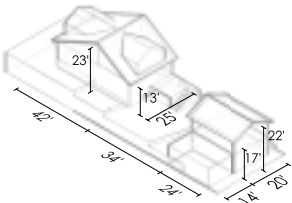
Basic Site Requirements



Height



Gross Floor Area



Setbacks



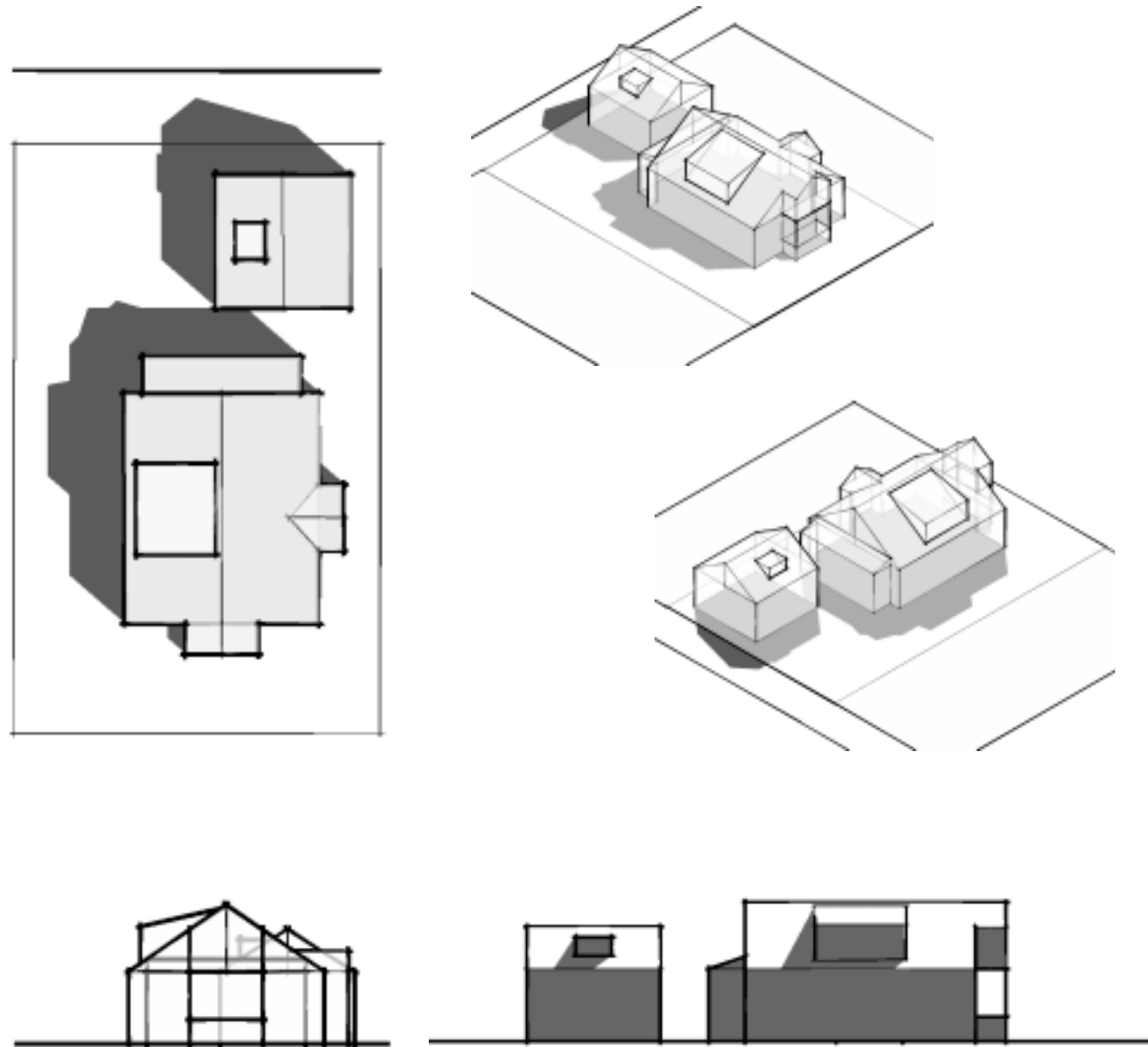
Parking



Compatible Design

Objectives/Intent	Potential Development Standards/Design Guidelines		Flexibility Available?
Basic site requirements should ensure enough space is available to fit a DADU and that open space is maintained	Minimum Lot Size	3,000 ft ²	No
	Minimum Lot Width	25 ft	No
	Minimum Lot Depth	70 ft	No
	Maximum Detached ADU Footprint	1000 ft ²	No
	Maximum Total Lot Coverage (Including Main Structure)	35%	No
Maximum heights based on lot width could ensure DADUs do not overshadow existing homes and that privacy impacts are minimized	Maximum Detached ADU Top Pitch Height/Lot Width Ratio	0.5 ; never to exceed 19 ft	No
	Maximum Detached ADU Base Height	12 ft	Yes
Gross floor area limits ensure that the size of DADUs are appropriate for the size lots they are built on	Maximum Gross Floor Area	1,000 ft ² (including above-grade garage space)	No
	Maximum Detached ADU Gross Floor-to-Lot-Area Ratio (FAR)	0.2	No
Setbacks ensure space is maintained between DADUs and surrounding lots	Minimum Side Yard Setback	5 ft to street	Yes
	Minimum Rear Yard Setback	5 ft to rear lot line	Yes, particularly on alleys
Parking requirements could help maintain on-street parking availability	Off Street Parking Space	One per new unit required	No
Design Treatments should help the DADU fit in with the primary structure as well as surrounding homes, and limit privacy impacts	DADU Materials, Finishes, and Colors	Should reflect that of primary structure	Yes
	Roof Pitch	Should reflect that of primary structure	Yes
	Window Size and Placement	Should reflect primary structure; transparent windows may not face two closest adjacent property lines not separated by right-of-way	Yes
	Landscaping/Screening	Provided for in guidelines	Yes

Example of how potential standards could apply on 5,820 s.f. lot



Example of how potential standards could apply on 3,750 s.f. lot

